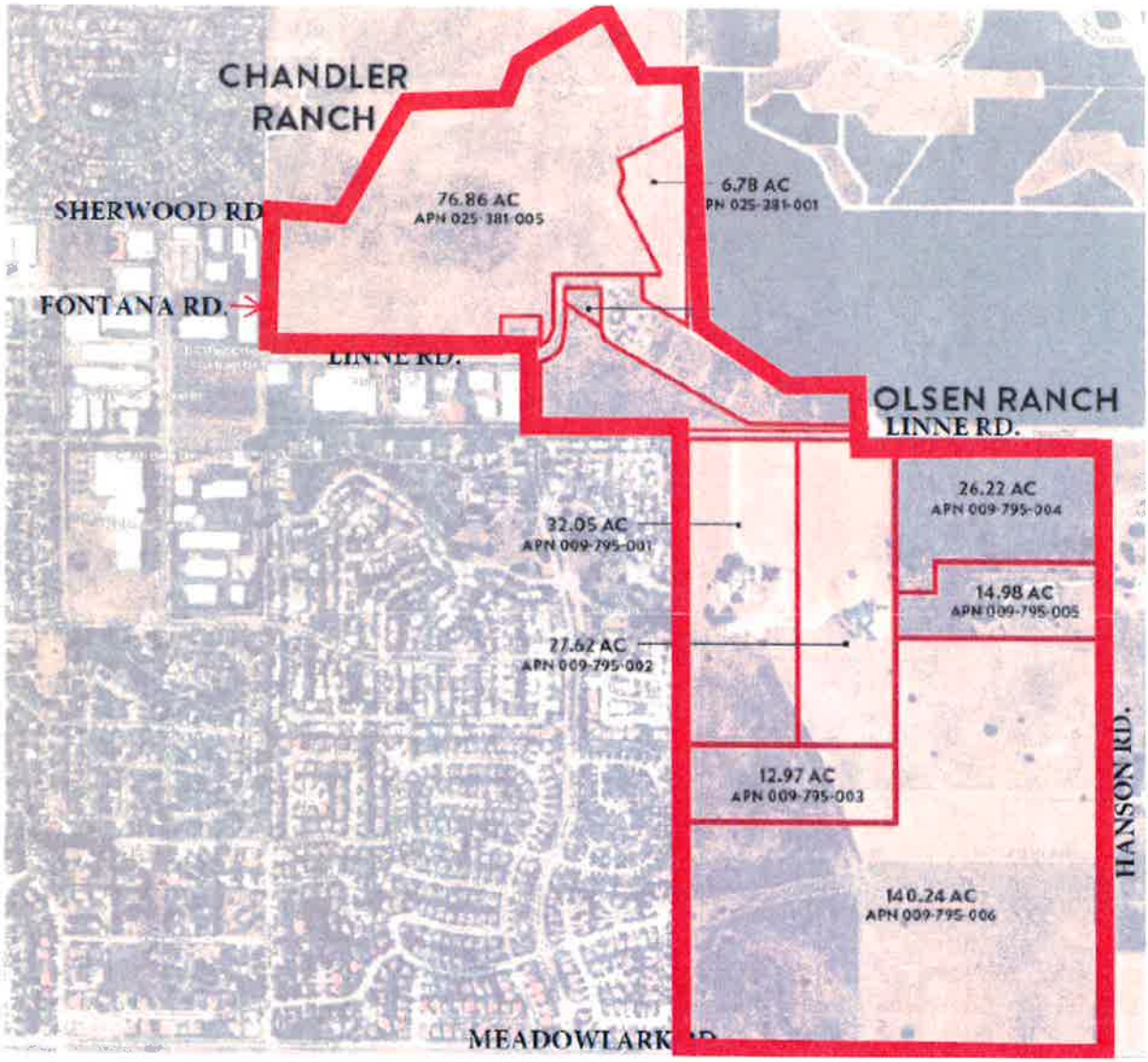
CITY OF PASO ROBLES
NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT (EIR)
EIR SCOPING MEETING AND INFORMATIONAL PUBLIC OPEN HOUSE
FOR THE OLSEN-SOUTH CHANDLER RANCH SPECIFIC PLAN
WEDNESDAY, JANUARY 30, 2019

NOTICE IS HEREBY GIVEN that the City of Paso Robles will hold an EIR scoping meeting for the EIR for the Olsen-South Chandler Specific Plan that would allow for the development of 1,233 dwelling units of various types, and 9,800 square feet of neighborhood commercial buildings on 356 acres. The project area is shown below and bounded between Sherwood Road, Fontana Road, Linne Road, Hanson Road and Meadowlark Road, in Paso Robles California.

WHEN: **Wednesday, January 30, 2019**
Public Information Open House: **12:00p.m. to 6:00p.m.**
EIR Scoping Meeting: **6:30p.m.**
WHERE: **Paso Robles City Council Chambers, 1000 Spring Street, Paso Robles**

LOCATION MAP



OLSEN-SOUTH CHANDLER SPECIFIC PLAN - NEIGHBORHOOD PLAN

2.0 | Community Vision

MAP 2.0.2: CONCEPTUAL DEVELOPMENT PLAN

Land Use	Net Area (acres)	Density Range (du/net ac)	Maximum Non-Residential (sf)	Maximum Dwelling Units
HDR - High Density Residential	9.4	14 - 24		168
MDR Medium Density Residential	47.6	4 - 15	9,000*	479
LDR - Low Density Residential	105.9	3 - 6	-	586
OS-CP Community Parks	45.1			
OS-N	35.8	-	-	
OS-R Private Rec	[illegible]			
OS-W Water Quality/ Basins	5.7			
Framework Roadways	59.7	-	-	
In-Tract Roadways	[illegible]	-		
Totals	**355.0**	**3.5**	**9,000***	**1,233**

*[illegible] Neighborhood Commercial Overlay District. Maximum Non-Residential [illegible] See the Commercial Agrarian Design Guidelines for additional standards.

If you have any questions, please contact Darren Nash, City Planner at (805) 237-3970, or email at dnash@prcity.com. A copy of the Notice of Preparation that provides more project details is available on the City website (www.prcity.com/357) If you have any questions, please contact the Community Development Department at (805) 237-3970.

Notice of Preparation

To: EIR & Notice of Preparation Mailing List

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report

Lead Agency:	**Consulting Firm: (if applicable)**
Agency Name: City of Paso Robles	EIR to be prepared by:
Department Name: Community Development Department	Firm Name: Rincon Consultants, Inc.
Street Address: 1000 Spring Street	Street Address: 1530 Monterey Street, Suite D
City/State/Zip: Paso Robles, California 93446-2599	City/State/Zip: San Luis Obispo, CA 93401
Contact: Darren Nash, City Planner (805) 237-3970	Contact: Chris Bersbach, MESM

The City of Paso Robles will be the Lead Agency under the California Environmental Quality Act (CEQA) and will prepare an Environmental Impact Report (EIR) for the project identified below.

The project description, location, and the potential environmental effects are summarized in the attachment. The City is requesting identification of environmental issues and information that you or your organization believes should be considered in the scope and content of the EIR. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but ***not later than 30 days*** after receipt of this notice.

Please send your response to the attention of Darren Nash, City Planner, in the City of Paso Robles Community Development Department at the address shown above.

Project Title: Olsen/South Chandler Ranch Specific Plan Project

Project Location: The Specific Plan area is located within the Paso Robles city limits on the east side of town and adjacent to unincorporated San Luis Obispo County lands. The planning area is approximately 356 acres and includes the Olsen Ranch property and southern portion of the Chandler Ranch property. The Land Use Plan is shown in the attached figure.

Project Description: The project includes a request for a General Plan amendment, a Specific Plan, a rezone, multiple tentative tract maps, oak tree removal permit, abandonment of portions of the Condict Boulevard public right-of-way spur in the Our Town development, a Development Agreement, and formation of a Community Facilities District. Because the City's General Plan currently identifies the Olsen Ranch and Chandler Ranch properties as separate Specific Plan areas, a General Plan amendment is necessary to integrate the combined planning area for this project and to re-designate the Business Park land use to residential on the Chandler Ranch property. A rezone is necessary to provide conformity between the zoning and any changes to the land use designations on the properties. Concurrent processing of tentative tract maps with other project entitlements is intended to expedite future development of the proposed Specific Plan area. The General Plan allocates a maximum density of 1,233 dwelling units, for an average gross density of 4.9 units/acre over all residential areas, with up to 9,800 square feet of neighborhood commercial development allowed on the Chandler Ranch property. The project area is currently zoned for single-family residential and planned industrial.

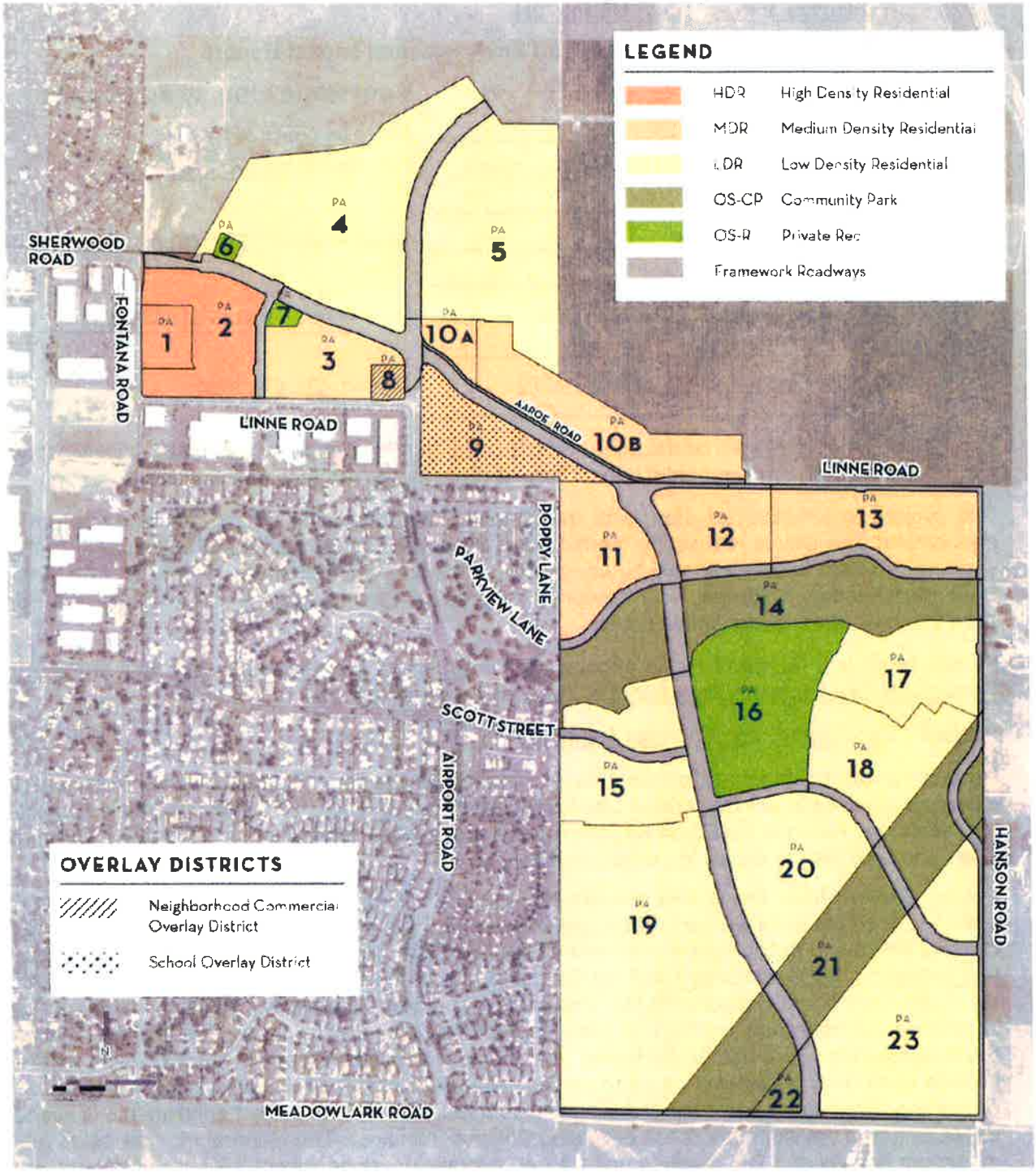
Date: 1/18/19

Signature:

Title: City Planner

Reference: California Administrative Code, Title 14 (CEQA Guidelines) Sections 15082(a), 15103, 15375

Land Use Plan



Notice of Preparation Attachment
Olsen/South Chandler Ranch Specific Plan Project

The City of Paso Robles, as Lead Agency under the California Environmental Quality Act (CEQA), is requesting comments on the environmental impact report (EIR) scope of work for the proposed project, described below and in the Notice of Preparation, and referred to as the Olsen/South Chandler Ranch Specific Plan Project. The detailed scope of work for issues that may be determined to be potentially significant are available for review upon request. Please contact Project Manager Darren Nash at (805) 237-3970.

Project Location and Setting

The Specific Plan area is located within the Paso Robles city limits on the east side of town and adjacent to unincorporated San Luis Obispo County lands.. The planning area is approximately 356 acres and includes the Olsen Ranch property and southern portion of the Chandler Ranch property.

The Olsen Ranch property is generally undeveloped with some existing rural residential units, and is bounded on the north by Linne Road and the Our Town community, on the west by Poppy Lane and existing residential development, on the south by Meadowlark Road, and on the east by Hanson Road. The southern portion of the Chandler Ranch property is undeveloped, and is bounded on the north by open rangeland on the northern portion of Chandler Ranch, on the west by Fontana Road and existing commercial development, on the south by Linne Road and the Our Town community, and on the east by agricultural vineyards. The planning area includes a school overlay district bounded by Aaroe Road to the northeast, and Linne Road to the west and south, and the Our Town community, which is bounded by Aaroe Road to the southwest, Chandler Ranch to the north, and agricultural vineyards to the northeast and east. The project area is currently zoned for single-family residential and planned industrial.

Project Description

The project includes a request for a General Plan amendment, a Specific Plan, a rezone, multiple tentative tract maps, oak tree removal permit, abandonment of portions of the Condict Boulevard public right-of-way spur in the Our Town development, a Development Agreement, and formation of a Community Facilities District. The Land Use Plan is shown in the attached figure. The Land Use Summary table shows the Specific Plan land uses.

Land Use Summary

Land Use	Gross Area (acres)	Density Range (units/gross acre)	Maximum Non-residential (square feet)	Maximum Dwelling Units
HDR – High-Density Residential	13.1	8-22	-	168
MDR – Medium-Density Residential	63.1	4-10	9,800[1]	479
LDR – Low-Density Residential	173.2	3-5	-	586
OS-CP – Community Parks	47.7	-	3,000±	-
OS-R – Private Recreation	18.8	-	28,000±	-
Framework Roadways	39.7	-	-	-
Totals	355.6	3.5	9,800	1,233

1. PA-8 Neighborhood Commercial Overlay District. Maximum Non-Residential Uses not to exceed 9,800 square feet at 0.25 floor-area ratio (FAR). See the Commercial Agrarian Design Guidelines for additional standards.

Discretionary Entitlements

In order to pursue development consistent with the mix of land uses shown in the project application, the following entitlements will need to be processed to implement development on the site:

1. General Plan Amendment
2. Rezone
3. Specific Plan
4. Tentative Tract Maps
5. Oak Tree Removal Permit (multiple trees proposed to be removed)
6. Street Abandonment of portions of Condict Boulevard
7. Development Agreement
8. Community Facilities District Formation/Annexation

1. **General Plan Amendment.** The project site would require a General Plan Amendment to integrate the separate Olsen Ranch and Chandler Ranch Specific Plan areas into a combined planning area for this project, and to re-designate the Business Park land use to residential on the Chandler Ranch property.

2. **Rezone.** The Specific Plan area will require a rezone to provide conformity between the zoning and any changes to the General Plan land use designations on the properties.

3. **Specific Plan.** The General Plan Land Use Element identifies Olsen Ranch and Chandler Ranch as Specific Plan Overlay areas and requires the adoption of a specific plan for these areas to define the scope of future development. A Specific Plan is proposed for future development on Olsen Ranch and the southern portion of the Chandler Ranch as one project (the Olsen/South Chandler Ranch Specific Plan area) consistent with guidance contained in Land Use Element Policy LU-2G.

4. **Tentative Tract Maps.** The project will include multiple large lot and small lot tentative tract maps to implement the provisions of the Specific Plan concurrent with other project entitlements to expedite future development of the proposed Specific Plan area. The tentative tract maps establishe the proposed lot lines and road right-of-ways to allow individual ownership of properties and to layout the required infrastructure and utilities.

5. **Oak Tree Removal Permit.** The decision on oak removal and protection will be part of the Specific Plan/Tentative Tract Maps. The project area includes 193 native oak trees of various size and condition. The total number of trees to be removed or impacted is not determined.

6. **Street Abandonment, Condict Boulevard.** The project will include a Street Abandonment of portions of Condict Boulevard public right-of-way spur in the Our Town development.

7. **Development Agreement.** The Development Agreement establishes certain development rights, but also commits the developer to construct or pay for certain amenities for the City's public benefit that are greater than the infrastructure and mitigations that are required to facilitate the development. Public benefits can include but not be limited to public infrastructure and services such as bike facilities, endowments to support public services such as open space, and/or other items of value. The Development Agreement is intended to reduce uncertainty in planning and to provide for the orderly development of the Project.

8. **Community Facilities District Formation.** To finance public facilities, public improvements and public services needed to serve the Specific Plan area, the City may form multiple Community Facilities Districts (CFD).

Other advisory bodies that will evaluate aspects of the project development include the Parks & Recreation Advisory Committee reviewing park proposals.

Probable Environmental Effects/Issues Scoped for EIR

Issue areas that may be determined to be potentially significant include:

- Aesthetics/Visual Resources
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Service Systems
- Energy

Development of a Reasonable Range of Alternatives

Factors determining alternative project configurations include considerations of project objectives, site suitability, economic viability, and availability of infrastructure, General Plan consistency, and a proponent's control over alternative sites. The EIR will discuss the rationale for selection of alternatives that are feasible and therefore, merit in-depth consideration, and which are infeasible (e.g., failed to meet Project objectives or did not avoid significant environmental effects) and therefore rejected. Project alternatives have yet to be finalized.

These alternatives will be general in nature since further environmental issue area analyses would be necessary before more specific project alternatives can be identified. The need for project redesign would be determined during the course of environmental review.

Public Scoping Meeting

A public scoping meeting has been scheduled to allow for any interested persons to supply input on issues to be discussed in the EIR:

Date: **Wednesday January 30, 2019**
Time: **6:30 p.m.**
Location: **Paso Robles City Hall – City Council Chamber (Library Conference Room)**

The meeting is an opportunity for City and consultant staffs to gather information from the public regarding the potential environmental impacts of the project that need to be evaluated in the EIR. It is not intended to be a hearing on the merits of the project. Therefore, members of the public should keep their comments focused on potential significant changes to the environment that may occur as a direct result of project development.

City of El Paso de Robles
Community Development Department

Olsen-South Chandler Ranch Specific Plan
Notice of Preparation of EIR
Project Comments

Date: 1-30-2019 **Name:** Cathy David
Mailing Address: 14305 El Monte, Atascadero, 93422
Email Address sassycate@gmail.com

Please complete the contact information if you want to be notified of future meetings

Project Comments:

Use of common areas such as pools, tennis and pickleball courts. Community vs. home owners.

Think about use.

Comments can be submitted to the Planning Department at: City Hall, 1000 Spring St., Paso Robles, California 93446
or emailed to: Planning@PRCity.com

City of El Paso de Robles
Community Development Department

Olsen-South Chandler Ranch Specific Plan
Notice of Preparation of EIR
Project Comments

Date: 1/30/19 **Name:** LARRY WERNER
Mailing Address: 741 ORCHARD DRIVE PASO ROBLES
Email Address larrywernerconsulting@gmail.com

Please complete the contact information if you want to be notified of future meetings

Project Comments:

(1) I THINK IT IS A GOOD IDEA TO DO PICKLEBALL COURTS WHERE THE TENNIS COURTS ARE NOW SHOWN. 8 PICKLEBALL PRACTICE COURTS & 2 TOURNAMENT LEVEL COURTS

(2) THE PICKLEBALL COURTS SHOWN DOWN BY THE CREEK SHOULD RUN NORTH/SOUTH NOT EAST WEST AND THE FENCE SHOULD BE AT LEAST 8', NOT 4' AS SHOWN ON EXHIBIT.

(3) THERE SHOULD BE A WAY TO ALLOW THE PUBLIC & PICKLEBALL CLUBS PLAY ON THE COURTS AND PAY A FEE TO PLAY.

City of El Paso de Robles
Community Development Department

Olsen-South Chandler Ranch Specific Plan
Notice of Preparation of EIR
Project Comments

Date: 1/30/19 **Name:** GRACE PICHOLA
Mailing Address: 1001 PIONEER TRAIL RD PASO ROBLES
Email Address Grejsik@AOL.com.

Please complete the contact information if you want to be notified of future meetings

Project Comments:

I'm living just on the corner this future project.
I thing it is great idea to built this area. This land is so empty.
Future will bring lotof new piople they will move in this city with money and new idea.
City is growing and we need people with money, and to change city in beauty / new look.

Grace

City of El Paso de Robles
Community Development Department

Olsen-South Chandler Ranch Specific Plan
Notice of Preparation of EIR
Project Comments

Date: _____ **Name:** _____

Mailing Address: _____

Email Address _____

Please complete the contact information if you want to be notified of future meetings

Project Comments:

We need more workforce housing — or housing for real people who work here & can't find a place to rent or buy. Driving up housing costs w/ large homes in a resort community doesn't help Paso Robles. Please be thoughtful about what you build here. We care.

City of El Paso de Robles
Community Development Department

Olsen-South Chandler Ranch Specific Plan
Notice of Preparation of EIR
Project Comments

Date: 1/30/19 **Name:** SYLWIA KROTKE

Mailing Address: 314 PRIMROSE LN, PASO ROBLES

Email Address INFO @ ZAPPY INTERIORS. COM

Please complete the contact information if you want to be notified of future meetings

Project Comments:

We are very exited for the new development.
The plans look great.
The new housing development is much needed in Paso. It will attract a lot of new people with good income.
New development will also beautify Paso.
I'm an Interior Designer and I'm always excited for such projects.
Feel free to contact me if you need any interior design services.

Sylwia Krotke

Comments can be submitted to the Planning Department at: City Hall, 1000 Spring St., Paso Robles, California 93446
or emailed to: Planning@PRCity.com

City of El Paso de Robles
Community Development Department

Olsen-South Chandler Ranch Specific Plan
Notice of Preparation of EIR
Project Comments

Date: 1-30-19 **Name:** John Long
Mailing Address: 1742 Eastview, PR 93446
Email Address jlong50@yahoo.com

Please complete the contact information if you want to be notified of future meetings

Project Comments:

My property backs up to area around Scott St to the 40' buffer walk way.
Concerned about: A - fencing between my property and project. Are there plans to re-build consistent, attractive and functional fence?
B - Street lighting that will not impact Sierra Bonita lots. Kept at lower height and shaded to direct light down only.
C - Security - 40' buffer walkway will invite criminal, vandilism to Sierra Bonita residence with minimal fencing currently in place. Private access now but with development will come public access. A common, consistent, attractive, and functional fence would eliminate a possible security issue.

City of El Paso de Robles
Community Development Department

Olsen-South Chandler Ranch Specific Plan
Notice of Preparation of EIR
Project Comments

Date: JAN 30, 2019 **Name:** PERRY DESTRO

Mailing Address: 922 SALIDA DEL SOL DR. - PASO ROBLES

Email Address

Please complete the contact information if you want to be notified of future meetings

Project Comments:

1. In general, looks very nice

2. Concerns as usual would be:
(a) Traffic Impacts in the northwest quadrant
(b) Fire and police infrastructure impacts
(c) How developement would be phased in (when would the community center be built?)

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or emailed to: Planning@PRCity.com

City of El Paso de Robles
Community Development Department

Olsen-South Chandler Ranch Specific Plan
Notice of Preparation of EIR
Project Comments

Date: 1-30-19 **Name:** Steve Rate

Mailing Address: 932 Salida del Sol Dr.

Email Address steverate@gmail.com

Please complete the contact information if you want to be notified of future meetings

Project Comments:

interesting proposal:

1. traffic design & impacts are a must currently the two bridges are level "F" morning & afternoons

2. open space and Recreation Facilities need to be developed and placed as dev. grows.

3. water is a significant impact on a limited resource. How will supply be addressed?

4. The Proposal must pay its own way into Dev. impact fees. that community wide concerns all impacts.

City of El Paso de Robles
Community Development Department

Olsen-South Chandler Ranch Specific Plan
Notice of Preparation of EIR
Project Comments

Date: 1-30-19 **Name:** Scott Mathews

Mailing Address:

Email Address Scott@oakviewproperties.net

Please complete the contact information if you want to be notified of future meetings

Project Comments:

as a RE Broker I can say we need The Project and The homes. We need homes Locals can buy and as proposed it seems we have good mix.

Comments can be submitted to the Planning Department at: City Hall, 1000 Spring St., Paso Robles, California 93446
or emailed to: Planning@PRCity.com

City of El Paso de Robles
Community Development Department

Olsen-South Chandler Ranch Specific Plan
Notice of Preparation of EIR
Project Comments

Date: _____ **Name:** _____

Mailing Address: _____

Email Address _____

Please complete the contact information if you want to be notified of future meetings

Project Comments:

Traffic —
note: Paso Robles high school.
road: 4 lanes — always crowded
in am + pm.
Can location of proposed school be changed
** water — drought?

Construction impact? how do
current residents navigate to
town through construction
traffic?

Comments can be submitted to the Planning Department at: City Hall, 1000 Spring St., Paso Robles, California 93446
or emailed to: Planning@PRCity.com

City of El Paso de Robles
Community Development Department

Olsen-South Chandler Ranch Specific Plan
Notice of Preparation of EIR
Project Comments

Date: 1/30/2019 **Name:** Melinda Sterling

Mailing Address:

Email Address sterling1203@gmail.com

Please complete the contact information if you want to be notified of future meetings

Project Comments:

Speed control on Airport and Meadowlark is ESSENTIAL. Even now there are not enough stop signs, and speed limit on Meadowlark should be decreased.

Comments can be submitted to the Planning Department at: City Hall, 1000 Spring St., Paso Robles, California 93446
or emailed to: Planning@PRCity.com

City of El Paso de Robles
Community Development Department

Olsen-South Chandler Ranch Specific Plan
Notice of Preparation of EIR
Project Comments

Date: Jan 30, 2019 **Name:** Merry Diaz
Mailing Address: 2731 Stonebrook Circle Paso Robles 93446
Email Address merry293@yahoo.com

Please complete the contact information if you want to be notified of future meetings

Project Comments:

1. Roadways going in - how will you improve on what we have.
2. Construction equipment - how will they get in & out?
3. Water?
4. Schools
5. Markets

We need these items addressed

Comments can be submitted to the Planning Department at: City Hall, 1000 Spring St., Paso Robles, California 93446
or emailed to: Planning@PRCity.com

City of El Paso de Robles
Community Development Department

Olsen-South Chandler Ranch Specific Plan
Notice of Preparation of EIR
Project Comments

Date: 1-30-19 **Name:** Deana Lowry
Mailing Address: 1832 Southview Cir
Email Address deana.lowry@gmail.com

Please complete the contact information if you want to be notified of future meetings

Project Comments:

Concerns
Streets - plans show only Scott St will be access road along with Linne + airport.
Water - we have been rationing - now water is paid for for new building

Traffic - Where are all these cars going to get in + out of new housing

Freeway access
There are only 2 bridges + Hwy 46 might want to construct another bridge or roadways BEFORE building

Sierra Bonita + Quail Run + 55+ housing will be added in the middle of these communities

City of El Paso de Robles
Community Development Department

Olsen-South Chandler Ranch Specific Plan
Notice of Preparation of EIR
Project Comments

Date: 1/30/19 **Name:** Jim Stern
Mailing Address: 976 Vista Cerro Dr.
Email Address JimStern@Hotmail.com

Please complete the contact information if you want to be notified of future meetings

Project Comments:

- Water demands and City's ability to provide water without impacting existing city residents. (We already have rationed water and increasing water rates)
- Traffic impacts on Neblick and Creston - Impact on 101 bridges. What off site improvements will be required? How will service levels be impacted for development and ultimate build-out?
- Impact on Schools
- Parking for developments should not impact public streets.
- How is City going to assure low cost housing?
- What will be the cost to maintain the proposed Landscaping and facilities proposed. Will it be affordable to residents. Landscape maintenance districts?
- Exam Noise Impacts Associated with event center
- Will there be any financial impact on existing City residents or will development pay all the costs? Including on-going maintenance costs?

Comments can be submitted to the Planning Department at: City Hall, 1000 Spring St., Paso Robles, California 93446
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- Does the City have sewer capacity. Will improvements be paid by developer and maintenance

City of El Paso de Robles
Community Development Department

Olsen-South Chandler Ranch Specific Plan
Notice of Preparation of EIR
Project Comments

Date: 1-30-2019 **Name:** Dennis Camp
Mailing Address: 110 Hanson Road Paso Robles, Ca 93446
Email Address dennismcamp@hotmail.com

Please complete the contact information if you want to be notified of future meetings

Project Comments:

Nice design
Traffic concern on roundabout to handle Large Truck
Flooding East side of Hanson Road
creek area needs to be Kept as is

Comments can be submitted to the Planning Department at: City Hall, 1000 Spring St., Paso Robles, California 93446
or emailed to: Planning@PRCity.com

City of El Paso de Robles
Community Development Department

Olsen-South Chandler Ranch Specific Plan
Notice of Preparation of EIR
Project Comments

Date: 1/30/2019 **Name:** PAT TAYLOR

Mailing Address:

Email Address REIN4TREE@gmail.com

Please complete the contact information if you want to be notified of future meetings

Project Comments:

Where's the Solar?
It's going to BE Hot! Most of the time!

Heating? Natural Gas?

Comments can be submitted to the Planning Department at: City Hall, 1000 Spring St., Paso Robles, California 93446
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City of El Paso de Robles
Community Development Department

Olsen-South Chandler Ranch Specific Plan
Notice of Preparation of EIR
Project Comments

Date: 1/30/19 **Name:**

Mailing Address:

Email Address

Please complete the contact information if you want to be notified of future meetings

Project Comments:

Traffic is a concern
I understand Airport Road would
be xtended to Hwy 46. That relieve the
Traffic on Shenwood & Scott

Comments can be submitted to the Planning Department at: City Hall, 1000 Spring St., Paso Robles, California 93446
or emailed to: Planning@PRCity.com

City of El Paso de Robles
Community Development Department

Olsen-South Chandler Ranch Specific Plan
Notice of Preparation of EIR
Project Comments

Date: 1-30-19 **Name:** Gayleen Smoot
Mailing Address: 1743 Eastview Pl, Paso Robles, Ca 93446
Email Address raygaysmoot@gmail.com

Please complete the contact information if you want to be notified of future meetings

Project Comments:

My wish is that Scott St. would not be used as an entrance to the project. We are a senior community that has some vulnerable citizens. Increased traffic would cause extra stress in our peaceful, senior "village." (Sierra Bonita)
I appreciate your consideration.

Thank you

Comments can be submitted to the Planning Department at: City Hall, 1000 Spring St., Paso Robles, California 93446
or emailed to: Planning@PRCity.com

City of El Paso de Robles
Community Development Department

Olsen-South Chandler Ranch Specific Plan
Notice of Preparation of EIR
Project Comments

Date: 1/30/19 **Name:** Nick Gardner
Mailing Address: 179 Niblick Rd #126 Paso Robles, CA 93446
Email Address nickgard@verizon.net

Please complete the contact information if you want to be notified of future meetings

Project Comments:

please add me to email/mail address

Main comment: Extending airport road north to 46 critical to alleviating/mitigating sure traffic congestion

Comments can be submitted to the Planning Department at: City Hall, 1000 Spring St., Paso Robles, California 93446
or emailed to: Planning@PRCity.com

City of El Paso de Robles
Community Development Department

Olsen-South Chandler Ranch Specific Plan
Notice of Preparation of EIR
Project Comments

Date: 1-30-19 **Name:** LISA WALTER

Mailing Address: 1117 PARKVIEW LANE

Email Address

Please complete the contact information if you want to be notified of future meetings

Project Comments:

TRAFFIC ON PARKVIEW + CRESTON/NIBLICK WOULD SEEM TO BE HUGELY IMPACTED BY THIS PROJECT AND IS ALREADY HORRIBLE DURING VARIOUS TIMES OF DAY.

WATER!! WE ARE NOT OUT OF DROUGHT SO HOW DO WE HAVE ENOUGH WATER FOR THIS

Comments can be submitted to the Planning Department at: City Hall, 1000 Spring St., Paso Robles, California 93446
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City of El Paso de Robles
Community Development Department

Olsen-South Chandler Ranch Specific Plan
Notice of Preparation of EIR
Project Comments

Date: 1-30-19 **Name:** Ken & Kathy Oster
Mailing Address: 2455 Winding Brook Rd. Paso
Email Address kkoster@charter.net

Please complete the contact information if you want to be notified of future meetings

Project Comments:

1. What degree of grading will be done behind the homes on Winding Brook? Will the hill with the Oaks remain?

2. ~~who pays for the amenities~~

~~We are pleased with buffer & trees between Winding Brook & the new homes, & but other homes on this street~~

Comments can be submitted to the Planning Department at: City Hall, 1000 Spring St., Paso Robles, California 93446
or emailed to: Planning@PRCity.com

City of El Paso de Robles
Community Development Department

Olsen-South Chandler Ranch Specific Plan
Notice of Preparation of EIR
Project Comments

Date: 1/30/19 **Name:** Dale Morris
Mailing Address: 1712 Skyview Dr
Email Address dale.jademoon@gmail.com

Please complete the contact information if you want to be notified of future meetings

Project Comments:

While I have major concerns re: water, traffic + the bridges — I am impressed with your sports —

I hope you keep in mind that this city need a legal olympic sized pool that can have swim meets. If you are going to build one - build one that can make you $ and host swim meets.

Thanks

Comments can be submitted to the Planning Department at: City Hall, 1000 Spring St., Paso Robles, California 93446
or emailed to: Planning@PRCity.com

City of El Paso de Robles
Community Development Department

Olsen-South Chandler Ranch Specific Plan
Notice of Preparation of EIR
Project Comments

Date: 1/30/19 **Name:** Karen Coleman
Mailing Address: 1037 Pioneer Trail Rd
Email Address truelight1111@gmail.com

Please complete the contact information if you want to be notified of future meetings

Project Comments:

Water
Traffic
Housing Affordability
and Since it was agricultural land it would be nice to keep some of that like community gardens to grow fruits and vegetables etc.

Comments can be submitted to the Planning Department at: City Hall, 1000 Spring St., Paso Robles, California 93446
or emailed to: Planning@PRCity.com

City of El Paso de Robles
Community Development Department

Olsen-South Chandler Ranch Specific Plan
Notice of Preparation of EIR
Project Comments

Date: 1/30/19 **Name:** Barbara Wisehart
Mailing Address: 209 Turtle Creek
Email Address wisehartb@charter.net

Please complete the contact information if you want to be notified of future meetings

Project Comments:

Where will these potential homeowners work. If there is no work in the area - the homes will remain unsold and the value of existing homes will be lessened. The unsold homes will be available and buyers will have much more options. Existing selling prices will be lowered.

Please find a way to lessen traffic on Niblic + 13th.

Comments can be submitted to the Planning Department at: City Hall, 1000 Spring St., Paso Robles, California 93446
or emailed to: Planning@PRCity.com

City of El Paso de Robles
Community Development Department

Olsen-South Chandler Ranch Specific Plan
Notice of Preparation of EIR
Project Comments

Date: Jan. 30, 2019 **Name:** Ann Dorgan

Mailing Address: 1735 Northview Pl., Paso Robles

Email Address annandjoedorgan@att.net

Please complete the contact information if you want to be notified of future meetings

Project Comments:

I live on Northview Place, a cul-de-sac in Sierra Bonita bordered by Scott St. & Airport Rd. My concern is that Scott St. is the only outlet for my area, to access Airport Rd. Excess traffic on Scott St. will make access to my home very difficult, thus jeopardizing health & welfare of the elderly. What other access roads will be built to alleviate traffic congestion on Scott St.?

Thank you for this opportunity,
Ann Dorgan

Comments can be submitted to the Planning Department at: City Hall, 1000 Spring St., Paso Robles, California 93446
or emailed to: Planning@PRCity.com

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Ventura Fish and Wildlife Office
2493 Portola Road, Suite B
Ventura, California 93003

IN REPLY REFER TO:
08EVEN00-2019-CPA-0036

February 11, 2019

RECEIVED
02/11/19
City of Paso Robles
Community Development Dept.

Darren Nash
City of Paso Robles
1000 Spring Street
Paso Robles, California 93446-2599

Subject: Comments on the City of Paso Robles Notice of Preparation for the Olsen/South Chandler Ranch Specific Plan Project, San Luis Obispo County, California

Dear Mr. Nash:

We have reviewed the Notice of Preparation for the Olsen/South Chandler Ranch Specific Plan Project (Project) for the City of Paso Robles, to be located between Sherwood, Fontana, Linne, Hanson, and Meadowlark Roads, Paso Robles. We provide the following comments for your consideration.

The mission of the U.S. Fish and Wildlife Service (Service) is working with others to conserve, protect, and enhance fish, wildlife, plants, and their habitats for the continuing benefit of the American people. To assist in meeting this mandate, the Service provides comments on public notices issued for projects that may have an effect on those resources, particularly federally listed plants and wildlife. The Service's responsibilities also include administering the Endangered Species Act of 1973, as amended (Act). The Act prohibits the unpermitted "take" of listed species [16 U.S.C. 1538(a)(l)(B)]. Take is defined as to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. Harm is further defined by the Service to include significant habitat modification or degradation that results in death or injury to wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering. Such taking may be authorized by the Service in two ways: through interagency consultation for projects with Federal involvement pursuant to section 7, or through the issuance of an incidental take permit under section 10(a)(1)(B) of the Act.

There are three records of vernal pool fairy shrimp (*Branchinecta lynchi*) in the California Natural Diversity Database (CNDDB) that are within 2 to 3 miles of the Project site. According to the United States Department of Agriculture Web Soil Survey, the Project site contains clay soils, which often provide habitat for vernal pool fairy shrimp. The Project site also contains other soil types that are present in nearby known locations of vernal pool fairy shrimp. Therefore, it is possible that vernal pool fairy shrimp are present on the Project site and may be affected by Project activities.

There are two records of San Joaquin kit fox (*Vulpes macrotis mutica*) within a mile of the Project site in CNDDB. These observations are from 1990 and 1991. San Joaquin kit fox prefer grassland and shrubland vegetation, which is present on the Project site. Additionally, the Project site is within about 8 miles of more recent San Joaquin kit fox records from 2014. San Joaquin kit fox can disperse up to twenty miles, therefore it is possible they are present at the Project site and may be affected by project activities.

Based on this information, we recommend surveying the Project site for all listed species that may occur in the area, especially vernal pool fairy shrimp and San Joaquin kit fox, to determine presence or absence of species. The Service can provide guidance on surveying for listed species.

Should the City of Paso Robles conclude that there is potential for take of listed species, we recommend including in the assessment an analysis of the potential impacts to the species, and conservation measures to minimize those impacts. The Service is happy to assist with these elements of the assessment through the consultation process. Thank you for reaching out to the Service for comments on your project. Please contact Danielle Fagre at (805) 677-3339 or by electronic mail at danielle_fagre@fws.gov if you have questions regarding this letter or to arrange a meeting to discuss this issue further.

RECEIVED
06/11/19
City of Paso Robles
Community Development Dept.

Sincerely,

Leilani Takano
Assistant Field Supervisor

California
Department of Conservation
Division of Oil, Gas, and Geothermal Resources

Gavin Newsom, Governor
David Bunn, Director

RECEIVED
2/13/19
City of Paso Robles
Community Development Dept.

February 13, 2019

VIA U.S. MAIL AND EMAIL

Darren Nash, City Planner
City of Paso Robles, Development Center
1000 Spring Street
Paso Robles, CA 93446-2599

Dear Mr. Nash,

SCH # 2019011065 OLSEN/SOUTH CHANDLER RANCH SPECIFC PLAN PROJECT NOTICE OF PREPARATION, CITY OF PASO ROBLES

The Division of Oil, Gas, and Geothermal Resources (Division) appreciates the opportunity to submit comments on the Olsen/South Chandler Ranch Specific Plan Project (Project).

The Division of Oil, Gas, and Geothermal Resources (Division) authority is set forth in Division 3 of the Public Resources Code (PRC), and Title 14 of the California Code of Regulations (CCR). PRC § 3208.1 establishes well re-abandonment responsibility when a previously plugged and abandoned well may be impacted by planned property development or construction activities. Local permitting agencies, property owners, and/or developers should be aware of, and fully understand, that significant and potentially dangerous issues may be associated with development near oil, gas, or geothermal wells.

The Division has received and reviewed the Notice of Preparation for the above referenced Project, dated January 28, 2019. To assist local permitting agencies, property owners, and developers in making wise land use decisions regarding potential development near oil, gas, or geothermal wells, the Division provides the following well evaluation.

The Project is in San Luis Obispo county, outside of any recognized oil, gas or geothermal field boundaries. Our records indicate there is **one** known oil, gas, or geothermal well located within the Project boundary.

The well listed below is not plugged and abandoned to current Division requirements as prescribed by law, and based upon information provided, plots where proposed construction may impede access to the well. **It is the opinion of the Division that this well requires abandonment or re-abandonment.**

RECEIVED
2/13/19
City of Paso Robles
Community Development Dept.

Well	*Status*
Oryx Energy Company "Harper" 1 API 079-00497 Abandoned: 2-7-1949	The record review process shows that the subject well **is not** plugged and abandoned consistent with current PRC and CCR requirements as of February 13, 2019. Based on well records: 1. Base of freshwater plug is inadequate (CCR § 1723.2). 2. Casing shoe plug is not present (CCR § 1723.3). 3. Surface plug is not present (CCR § 1723.5).

The Division categorically advises against building over, or in any way impeding access to, oil, gas, or geothermal wells. Access is considered the ability for a well servicing unit and associated necessary equipment to reach a well from a public street or access way, solely over the parcel on which the well is located. A well servicing unit, and any necessary equipment, should be able to pass unimpeded along and over the route, and should be able to access the well without disturbing the integrity of surrounding infrastructure. Items that can affect well access include, but are not limited to, buildings, housing, fencing, hardscape, landscape, trees, pools, patios, sidewalks, roadways, parking lots, waterways or channels, and decking. Impeding access to a well could result in the need to remove any structure or obstacle that prevents or impedes access.

There are no guarantees a well abandoned in compliance with current Division requirements will not start leaking in the future. It always remains a possibility that any well may start to leak oil, gas, and/or water after abandonment, no matter how thoroughly the well was plugged and abandoned. The Division acknowledges wells plugged and abandoned to the most current standards have a lower probability of leaking in the future, however there is no guarantee that such abandonments will not leak.

The Division advises that all wells identified on the development parcel prior to, or during, development activities be tested for liquid and gas leakage. Surveyed locations should be provided to the Division in Latitude and Longitude, NAD 83 decimal format. The Division expects any wells found leaking to be reported to it immediately.

Failure to plug and re-abandon a well may result in enforcement action, including an order to perform re-abandonment well work, pursuant to PRC § 3208.1, and 3224.

PRC § 3208.1 gives the Division the authority to order or permit the re-abandonment of any well where it has reason to question the integrity of the previous abandonment, or if the well is not accessible or visible. Responsibility for re-abandonment costs may be affected by the choices made by the local permitting agency, property owner, and/or developer in considering the general advice set forth in this letter. The PRC continues to define the person or entity responsible for re-abandonment as:

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2/13/19
City of Paso Robles
Community Development Dept.

1. **The property owner** - If the well was plugged and abandoned in conformance with Division requirements at the time of plugging and abandonment, and in its current condition does not pose an immediate danger to life, health, and property, but requires additional work solely because the owner of the property on which the well is located proposes construction on the property that would prevent or impede access to the well for purposes of remedying a currently perceived future problem, then the owner of the property on which the well is located shall obtain all rights necessary to re-abandon the well and be responsible for the re-abandonment.

2. **The person or entity causing construction over or near the well** - If the well was plugged and abandoned in conformance with Division requirements at the time of plugging and abandonment, and the property owner, developer, or local agency permitting the construction failed either to obtain an opinion from the supervisor or district deputy as to whether the previously abandoned well is required to be re-abandoned, or to follow the advice of the supervisor or district deputy not to undertake the construction, then the person or entity causing the construction over or near the well shall obtain all rights necessary to re-abandon the well and be responsible for the re-abandonment.

3. **The party or parties responsible for disturbing the integrity of the abandonment** - If the well was plugged and abandoned in conformance with Division requirements at the time of plugging and abandonment, and after that time someone other than the operator or an affiliate of the operator disturbed the integrity of the abandonment in the course of developing the property, then the party or parties responsible for disturbing the integrity of the abandonment shall be responsible for the re-abandonment.

To view PRC § 3208.1 in its entirety, please visit:
ftp://ftp.consrv.ca.gov/pub/oil/laws/PRC10.pdf

No well work may be performed on any oil, gas, or geothermal well without written approval from the Division. Well work requiring written approval includes, but is not limited to, mitigating leaking gas or other fluids from abandoned wells, modifications to well casings, and/or any other abandonment or re-abandonment work. The Division also regulates the top of a plugged and abandoned well's minimum and maximum depth below final grade. CCR §1723.5 states well casings shall be cut off at least 5 feet but no more than 10 feet below grade. If any well needs to be lowered or raised (i.e. casing cut down or casing riser added) to meet this regulation, a permit from the Division is required before work can start.

The Division makes the following additional recommendations to the local permitting agency, property owner, and developer:

February 13, 2019
Darren Nash
SCH # 2019011065 CITY OF PASO ROBLES, OLSEN/SOUTH CHANDLER RANCH SPECIFC PLAN PROJECT

1. To ensure that present and future property owners are aware of (a) the existence of all wells located on the property, and (b) potentially significant issues associated with any improvements near oil or gas wells, the Division recommends that information regarding the above identified well(s), and any other pertinent information obtained after the issuance of this letter, be communicated to the appropriate county recorder for inclusion in the title information of the subject real property.

2. The Division recommends that any soil containing hydrocarbons be disposed of in accordance with local, state, and federal laws. Please notify the appropriate authorities if soil containing significant amounts of hydrocarbons is discovered during development.

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2/13/19
City of Paso Robles
Community Development Dept.

As indicated in PRC § 3106, the Division has jurisdictional authority over the drilling, operation, maintenance, and abandonment of oil, gas, and geothermal wells, and attendant facilities, to prevent, as far as possible, damage to life, health, property, and natural resources, damage to underground oil, gas, and geothermal deposits, and damage to underground and surface waters suitable for irrigation or domestic purposes. In addition to the Division's authority to order work on wells pursuant to PRC §§ 3208.1 and 3224, it has authority to issue civil and criminal penalties under PRC §§ 3236, 3236.5, and 3359 for violations within the Division's jurisdictional authority. The Division does not regulate grading, excavations, or other land use issues.

If during development activities any wells are encountered that were not part of this review, a Division engineer in the Coastal District - Orcutt office is to be notified immediately, and an amended site plan with well casing diagrams for Division review shall be filed. After appropriate review, the District office will send a follow-up well evaluation letter to the property owner, applicant, and local permitting agency.

Thank you for considering the Division's comments. If you have any questions, please contact our district office at (805) 937-7246 or via email at DOGGRCoastal@conservation.ca.gov.

Sincerely,

Patricia A. Abel
Coastal District Deputy

cc: State Clearinghouse
OLRA, Christine Hansen/Vanessa Adame/Naveen Habib
CEQA, Jan Perez
CEQA - Unit
CSWR File
Chrono
Well File

California
Department of Conservation
Division of Oil, Gas, and Geothermal Resources

Gavin Newsom, Governor
David Bunn, Director

February 13, 2019

VIA U.S. MAIL AND EMAIL

Darren Nash, City Planner
City of Paso Robles, Development Center
1000 Spring Street
Paso Robles, CA 93446-2599

RECEIVED
FEB 19 2019
City of Paso Robles
Community Development Dept.

Dear Mr. Nash,

SCH # 2019011065 OLSEN/SOUTH CHANDLER RANCH SPECIFC PLAN PROJECT NOTICE OF PREPARATION, CITY OF PASO ROBLES

The Division of Oil, Gas, and Geothermal Resources (Division) appreciates the opportunity to submit comments on the Olsen/South Chandler Ranch Specific Plan Project (Project).

The Division of Oil, Gas, and Geothermal Resources (Division) authority is set forth in Division 3 of the Public Resources Code (PRC), and Title 14 of the California Code of Regulations (CCR). PRC § 3208.1 establishes well re-abandonment responsibility when a previously plugged and abandoned well may be impacted by planned property development or construction activities. Local permitting agencies, property owners, and/or developers should be aware of, and fully understand, that significant and potentially dangerous issues may be associated with development near oil, gas, or geothermal wells.

The Division has received and reviewed the Notice of Preparation for the above referenced Project, dated January 28, 2019. To assist local permitting agencies, property owners, and developers in making wise land use decisions regarding potential development near oil, gas, or geothermal wells, the Division provides the following well evaluation.

The Project is in San Luis Obispo county, outside of any recognized oil, gas or geothermal field boundaries. Our records indicate there is **one** known oil, gas, or geothermal well located within the Project boundary.

The well listed below is not plugged and abandoned to current Division requirements as prescribed by law, and based upon information provided, plots where proposed construction may impede access to the well. **It is the opinion of the Division that this well requires abandonment or re-abandonment.**

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02/19/19
City of Paso Robles
Community Development Dept.

Well	***Status***
Oryx Energy Company "Harper" 1 API 079-00497 Abandoned: 2-7-1949	The record review process shows that the subject well **is not** plugged and abandoned consistent with current PRC and CCR requirements as of February 13, 2019. Based on well records: 1. Base of freshwater plug is inadequate (CCR § 1723.2). 2. Casing shoe plug is not present (CCR § 1723.3). 3. Surface plug is not present (CCR § 1723.5).

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There are no guarantees a well abandoned in compliance with current Division requirements will not start leaking in the future. It always remains a possibility that any well may start to leak oil, gas, and/or water after abandonment, no matter how thoroughly the well was plugged and abandoned. The Division acknowledges wells plugged and abandoned to the most current standards have a lower probability of leaking in the future, however there is no guarantee that such abandonments will not leak.

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City of Paso Robles
Community Development Dept.

1. **The property owner** - If the well was plugged and abandoned in conformance with Division requirements at the time of plugging and abandonment, and in its current condition does not pose an immediate danger to life, health, and property, but requires additional work solely because the owner of the property on which the well is located proposes construction on the property that would prevent or impede access to the well for purposes of remedying a currently perceived future problem, then the owner of the property on which the well is located shall obtain all rights necessary to re-abandon the well and be responsible for the re-abandonment.

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To view PRC § 3208.1 in its entirety, please visit:
ftp://ftp.consrv.ca.gov/pub/oil/laws/PRC10.pdf

No well work may be performed on any oil, gas, or geothermal well without written approval from the Division. Well work requiring written approval includes, but is not limited to, mitigating leaking gas or other fluids from abandoned wells, modifications to well casings, and/or any other abandonment or re-abandonment work. The Division also regulates the top of a plugged and abandoned well's minimum and maximum depth below final grade. CCR §1723.5 states well casings shall be cut off at least 5 feet but no more than 10 feet below grade. If any well needs to be lowered or raised (i.e. casing cut down or casing riser added) to meet this regulation, a permit from the Division is required before work can start.

The Division makes the following additional recommendations to the local permitting agency, property owner, and developer:

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02/19/19
City of Paso Robles
Community Development Dept.

February 13, 2019
Darren Nash
SCH # 2019011065 CITY OF PASO ROBLES, OLSEN/SOUTH CHANDLER RANCH SPECIFC PLAN PROJECT

1. To ensure that present and future property owners are aware of (a) the existence of all wells located on the property, and (b) potentially significant issues associated with any improvements near oil or gas wells, the Division recommends that information regarding the above identified well(s), and any other pertinent information obtained after the issuance of this letter, be communicated to the appropriate county recorder for inclusion in the title information of the subject real property.

2. The Division recommends that any soil containing hydrocarbons be disposed of in accordance with local, state, and federal laws. Please notify the appropriate authorities if soil containing significant amounts of hydrocarbons is discovered during development.

As indicated in PRC § 3106, the Division has jurisdictional authority over the drilling, operation, maintenance, and abandonment of oil, gas, and geothermal wells, and attendant facilities, to prevent, as far as possible, damage to life, health, property, and natural resources, damage to underground oil, gas, and geothermal deposits, and damage to underground and surface waters suitable for irrigation or domestic purposes. In addition to the Division's authority to order work on wells pursuant to PRC §§ 3208.1 and 3224, it has authority to issue civil and criminal penalties under PRC §§ 3236, 3236.5, and 3359 for violations within the Division's jurisdictional authority. The Division does not regulate grading, excavations, or other land use issues.

If during development activities any wells are encountered that were not part of this review, a Division engineer in the Coastal District - Orcutt office is to be notified immediately, and an amended site plan with well casing diagrams for Division review shall be filed. After appropriate review, the District office will send a follow-up well evaluation letter to the property owner, applicant, and local permitting agency.

Thank you for considering the Division's comments. If you have any questions, please contact our district office at (805) 937-7246 or via email at DOGGRCoastal@conservation.ca.gov.

Sincerely,

Patricia A. Abel
Coastal District Deputy

cc: State Clearinghouse
OLRA, Christine Hansen/Vanessa Adame/Naveen Habib
CEQA, Jan Perez
CEQA - Unit
CSWR File
Chrono
Well File

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02/19/19
City of Paso Robles
Community Development Dept.

City of El Paso de Robles
Community Development Department

Olsen-South Chandler Ranch Specific Plan
Notice of Preparation of EIR
Project Comments

Date: 2-18-19 **Name:** Ralph Greenup

Mailing Address: 1706 Kings Drive PR

Email Address ralphgreenup@att.net

Please complete the contact information if you want to be notified of future meetings

Project Comments:

Concerned about Noise. We have too many outdoor event centers with amplified noise. Please keep the urban noise out of the neighborhoods.

Scott Street is not & should not be a main artery. Increasing motor traffic through a park playground and a quiet senior neighborhood is a bad idea.

Why is green such a dominant color on the conceptual plan? Where is the water to keep all that space green. PR is paying people to reduce water consumption then charging outrageous price for the little water we do use.

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FEB 19 2019
BUILDING DIVISION

Comments can be submitted to the Planning Department at: City Hall, 1000 Spring St., Paso Robles, California 93446
or emailed to: Planning@PRCity.com

NATIVE AMERICAN HERITAGE COMMISSION
Cultural and Environmental Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691 Phone (916) 373-3710
Email: nahc@nahc.ca.gov
Website: http://www.nahc.ca.gov
Twitter: @CA_NAHC

RECEIVED
FEB 19 2019
City of Paso Robles
Community Development Dept.

February 12, 2019

Darren Nash
City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446-2599

RE: SCH# 2019011065 Olsen/South Chandler Ranch Specific Plan, San Luis Obispo County

Dear Mr. Nash:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements**. If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
   - **a.** A brief description of the project.
   - **b.** The lead agency contact information.
   - **c.** Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
   - **d.** A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
   - **a.** For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
   - **a.** Alternatives to the project.
   - **b.** Recommended mitigation measures.
   - **c.** Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
   - **a.** Type of environmental review necessary.
   - **b.** Significance of the tribal cultural resources.
   - **c.** Significance of the project's impacts on tribal cultural resources.
   - **d.** If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
   - **a.** Whether the proposed project has a significant impact on an identified tribal cultural resource.
   - **b.** Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
   a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
   b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
    a. Avoidance and preservation of the resources in place, including, but not limited to:
       i. Planning and construction to avoid the resources and protect the cultural and natural context.
       ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
    b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
       i. Protecting the cultural character and integrity of the resource.
       ii. Protecting the traditional use of the resource.
       iii. Protecting the confidentiality of the resource.
    c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
    d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
    e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
    f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
    a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
    b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
    c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. Tribal Consultation: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. No Statutory Time Limit on SB 18 Tribal Consultation. There is no statutory time limit on SB 18 tribal consultation.
3. Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. Conclusion of SB 18 Tribal Consultation: Consultation should be concluded at the point in which:
    a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
    b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: http://nahc.ca.gov/resources/forms/

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
    a. If part or all of the APE has been previously surveyed for cultural resources.
    b. If any known cultural resources have already been recorded on or adjacent to the APE.
    c. If the probability is low, moderate, or high that cultural resources are located in the APE.
    d. If a survey is required to determine whether previously unrecorded cultural resources are present.

2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
    a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
    b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
   a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
   b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
   a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
   b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
   c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:

Steven.Quinn@nahc.ca.gov.

Sincerely,

Nancy Gonzalez

for Steven Quinn
Associate Governmental Program Analyst

cc: State Clearinghouse

heal slo
HEALTHY EATING ACTIVE LIVING
San Luis Obispo County

COALITION PARTNERS:

Air Pollution Control District
Bike SLO County
Cal Poly University
City and Regional Planning
Food Science & Nutrition Department
Kinesiology Department
Cal Trans
CenCal Health
Community Action Partnership of SLO County
Dairy Council of California
Diringer Associates
First 5 Commission of SLO
Home Share
Rideshare – Safe Routes to School
San Luis Sports Therapy
SLO Council of Governments
SLO County Health Commission
SLO County Office of Education
SLO County Parks
SLO County Planning and Building
SLO County Public Health
SLO Food Bank Coalition
The Community Foundation SLO County
UC Cooperative Extension
YMCA of SLO County

February 25, 2019

Darren Nash
City Planner
City of Paso Robles, Community Development Department
1000 Spring St.
Paso Robles, CA 93446

RE: City of Paso Robles
Olsen/South Chandler Ranch Specific Plan Project

Dear Mr. Nash,

HEAL SLO is a coalition working to enhance the health and well-being of all San Luis Obispo County residents through policy, behavioral and environmental changes. In carrying out that mission, since 2012, a subcommittee called the Healthy Communities Work Group has provided responses to County Planning staff from a healthy community's perspective on proposed land development projects, ordinance and general plan amendments. In recent years, the Work Group has also begun collaborating with local jurisdictions, providing comments on proposed projects and general plan updates.

The Healthy Communities Work Group has reviewed the EIR Notice of Preparation for the Olsen/South Chandler Ranch Specific Plan Project. Although our group generally supports the addition of housing units, we have concerns, and feel that this specific plan could better align with healthy community principles.

Attached you will find the Healthy Communities Work Group Specific Plan Assessment tool. This "checklist" outlines indicators of a healthy community. Based on these indicators, we see opportunities for improvement in the proposed specific plan in the following areas:

- **Public transportation and active transportation**: Our current transportation system has many direct health consequences: pollution-related asthma, steep declines in physical activity, and the associated rise in obesity and chronic illnesses are just a few examples[1]. Our Work Group wonders how

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public and active transportation will be addressed in this specific plan to support and enhance the health of the community.

- **Multi-generational housing:** Multi-generational living arrangements can increase psychological, social, and financial capital – all of which are associated with improvements in health and longevity[3]. The Healthy Communities Work Group urges for the inclusion of alternative housing types, not just single-family residential, in this specific plan.

- **Integration of the affordable housing units into the mixed-rate housing units:** In a 2013 report published by the Pew Charitable Trusts' Economic Mobility Project, it was found that areas with higher economic segregation are subject to less economic mobility[2].

- **Increased density:** Increasing density reduces the distances between housing, workplaces, retail businesses, and other frequented destinations. This, in turn, increases pedestrian and bicycling opportunities and reduces auto dependency[4]. The Healthy Communities Work Group hopes to see an alternative proposal to increase density with creative planning.

The Healthy Communities Work Group looks forward to learning more about this specific plan as planning progresses. Thank you for the opportunity to provide comments.

Sincerely,

Stephanie Teaford
Chair
Healthy Communities Work Group

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[1]*Healthy, Equitable Tranportation Policy: Recommendation and Research*. PolicyLink. http://www.policylink.org/resources-tools/healthy-equitable-transportation-policy-recommendations-and-research
[2]*Mobility and the Metropolis.* The Pew Charitable Trust, 2013. https://www.pewtrusts.org/en/research-and-analysis/reports/0001/01/01/mobility-and-the-metropolis
[3]*Living with parents or grandparents increases social capital and survival.* SSM Population Health, 2018. https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5769098/
[4]*Built Environment Correlates of Walking: A Review.* 2008. https://www.ncbi.nlm.nih.gov/pubmed/18562973

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Project Checklist for Healthy Communities Work Group

[D] Specific Plan

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Project Information

Project name:	*Name of project*	**Number of housing units:**	*## units*
Project location:	*Location of project*	**Non-residential square footage:**	*###,### sq. ft.*
Jurisdiction:	*Jurisdiction of project*	**Acreage of residential development:**	*##.# acres*
Application #:	*2016-###*	**Gross residential density (Net residential density):**	*## du/acre (## du/acre)*
Project Developer:	*Name of developer*	**Acreage of non-residential development:**	*##.# acres*
		Estimated new employment:	*### employees*
		Employment density:	*## employees/acre*
		Number of required parking spaces:	*### spaces (required)*
		Number of parking spaces:	*### spaces (proposed for project)*

HEALTHY COMMUNITY INDICATORS

	Section 1. Proximity to services	***Points available***	***Points awarded***	***Yes***	***No***	***N/A***	***Notes***
1-a	Project is within 1/2-mile walking distance of local fixed-route transit service	*5*					
1-b	Project is within 1/2-mile walking distance of local fixed-route transit service with 30-minute frequency	*5*					
1-c	Project is within 1/2-mile walking distance of regional transit service	*5*					
1-d	Project is within 1-mile walking distance of an existing Class I bike/ped path	*5*					
1-e	Project is within 1-mile walking distance of existing Class II bike lanes	*5*					
1-f	Project is within 3-mile driving distance of a grocery store and shopping center	*5*					
1-g	Project is within 1-mile walking distance of a neighborhood market	*5*					
1-h	Project is within 1-mile walking distance of a school	*10*					
1-i	Project is adjacent to a safe (walking or biking) route to school	*5*					
1-j	Project is within 1/2-mile walking distance of a community park	*5*					
1-k	Project is within 1-mile walking distance of an open space area or a hiking trailhead	*5*					
1-l	Project is within 2-mile walking distance of a regular farmers market	*5*					
	Points for Section 1:	**65**	**0**				

	Section 2. Amenities within development	***Points available***	***Points awarded***	***Yes***	***No***	***N/A***	***Notes***
2-a	Presence of recreational amenities within development	*5*					
2-b	Presence of sidewalks and other pedestrian amenities within development	*5*					
2-c	Presence of bicycle amenities such as bike racks	*5*					
2-d	Project includes amenities in common areas, such as green space, benches, trails, aerobic workout equipment, safe places for kids to play, and pet areas	*5*					
	Points for Section 2:	**20**	**0**				

	Section 3. Neighborhood design	***Points available***	***Points awarded***	***Yes***	***No***	***N/A***	***Notes***
3-a	Presence of complete sidewalk network adjacent to development	*5*					
3-b	Average lot size is less than 6,000 square feet (small-lot single-family housing product) *(or, average density is 7.25 dwelling units per acre [du/ac] or greater)*	*10*					
3-c	Presence of community gardens and other common areas within walking distance of subdivision	*5*					
3-d	All residential areas and recreation facilities are located more than 500 feet from a major road	*5*					
3-e	Development has a floor area ratio (FAR) greater than 0.5 *(i.e., total building floor area is 50 percent of total area of property)*	*5*					
3-f	Development has a floor area ratio (FAR) greater than 1.0	*5*					
3-g	Development has fewer parking spaces than required *(based on having spaces designated for carpools and/or vanpools)*	*20*					
3-h	Development offers space for multiple tenants and multiple uses *(i.e., retail, office, personal services, etc.)*	*5*					
3-i	Development offers direct walking and/or biking connections to adjacent developments	*5*					
3-j	Development includes energy efficient design aspects	*5*					
	Points for Section 3:	**70**	**0**				

Project Checklist for Healthy Communities Work Group

[D] Specific Plan

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BRINGING PEOPLE TOGETHER FOR A HEALTHY FUTURE

Project Information

Project name:	*Name of project*	**Number of housing units:**	*## units*
Project location:	*Location of project*	**Non-residential square footage:**	*###,### sq. ft.*
Jurisdiction:	*Jurisdiction of project*	**Acreage of residential development:**	*##.# acres*
Application #:	*2016-###*	**Gross residential density (Net residential density):**	*## du/acre (## du/acre)*
Project Developer:	*Name of developer*	**Acreage of non-residential development:**	*##.# acres*
		Estimated new employment:	*### employees*
		Employment density:	*## employees/acre*
		Number of required parking spaces:	*### spaces (required)*
		Number of parking spaces:	*### spaces (proposed for project)*

HEALTHY COMMUNITY INDICATORS

	Section 4. Housing type and affordability	***Points available***	***Points awarded***	***Yes***	***No***	***N/A***	***Notes***
4-a	Project includes affordable housing units	*20*					
4-b	Project includes rental housing *(including duplex, triplex, apartment complex, mobile home)*	*15*					
4-c	Project includes a variety of housing types *(single-family attached or condo, multi-family housing; not just single-family detached)*	*10*					
4-d	Project includes secondary housing units or accessory dwelling units	*5*					
	Points for Section 4:	**50**	**0**				

	Section 5. Employee commute and transportation demand management	***Points available***	***Points awarded***	***Yes***	***No***	***N/A***	***Notes***
5-a	Presence of dedicated parking for carpools and/or vanpools	*10*					
5-b	Presence of secure bike parking (bike racks and/or bike lockers)	*10*					
5-c	Developer coordinates with SLO Regional Rideshare to develop a Trip Reduction Plan to offer commute choices	*20*					
5-d	Presence of shower facilities for employee use (accommodate commute or lunchtime exercise)	*5*					
5-e	Presence of kitchen facilities for employee use (accommodate light lunchtime cooking, healthy meals, etc.)	*5*					
	Points for Section 5:	**50**	**0**				

	Section 6. Employment variety/type	***Points available***	***Points awarded***	***Yes***	***No***	***N/A***	***Notes***
6-a	Project likely will accommodate a mix of job types and income levels	*20*					
6-b	Most new jobs in development are within key regional economic clusters	*15*					
	Points for Section 6:	**35**	**0**				

	Section 7. Policy consistency with local and regional plans	***Points available***	***Points awarded***	***Yes***	***No***	***N/A***	***Notes***
7-a	Project is located within *city limits* or *county urban reserve line (URL)*	*2*					
7-b	Project is consistent with jurisdiction's general plan and zoning ordinance	*2*					
7-c	Project is located within one of SLOCOG's 55 *target development areas (TDAs)*	*2*					
7-d	Project is consistent with SLOCOG's Sustainable Communities Strategy (2014 RTP/SCS)	*2*					
7-e	Project is consistent with the healthy community policies of the HEAL-SLO Healthy Communities Work Group	*2*					
	Points for Section 7:	**10**	**0**				
	Total Points for all sections:	**300**	**0**				

DEPARTMENT OF TRANSPORTATION
CALTRANS DISTRICT 5
50 HIGUERA STREET
SAN LUIS OBISPO, CA 93401-5415
PHONE (805) 549-3101
FAX (805) 549-3329
TTY 711
www.dot.ca.gov/dist05/

Making Conservation a California Way of Life.

February 26, 2019

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SCH# 2019011065

Darren Nash, City Planner
City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446-2599

COMMENTS FOR THE NOTICE OF PREPARATION (NOP) OF THE DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE OLSEN – SOUTH CHANDLER RANCH SPECIFIC PLAN

Dear Mr. Nash:

The California Department of Transportation (Caltrans) appreciates the opportunity to review the Notice of Preparation (NOP) of the draft Environmental Impact Report (EIR) for the Olsen – South Chandler Ranch Specific Plan. Caltrans has reviewed the project and offers the following comments:

1. Caltrans supports local planning efforts that are consistent with State planning priorities intended to promote equity, strengthen the economy, protect the environment, and promote public health and safety. We accomplish this by working with local jurisdictions to achieve a shared vision of how the transportation system should and can accommodate interregional and local travel.

2. Projects that support smart growth principles which include improvements to pedestrian, bicycle, and transit infrastructure (or other key Transportation Demand Strategies) are supported by Caltrans and are consistent with our mission, vision, and goals.

3. The traffic study should include information on existing traffic volumes within the study area, including the State transportation system, and should be based on recent traffic volumes less than two years old. Counts older than two years cannot be used as a baseline. Caltrans request the methodology used for the analysis, Synchro Model, and calculations be provided to us for review.

4. Caltrans had the opportunity to review and provide early comment (see enclosed email) on the scope of work for the Olsen-South Chandler Ranch Specific Plan traffic impact study in October 2018. Please make sure to address those comments in the EIR.

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5. At any time during the environmental review and approval process, Caltrans retains the statutory right to request a formal scoping meeting to resolve any issues of concern. Such formal scoping meeting requests are allowed per the provisions of the California Public Resources Code Section 21083.9 [a] [1].

6. Please be aware any work within the State's right-of-way will require an encroachment permit from Caltrans and must be done to our engineering and environmental standards, and at no cost to the State. The conditions of approval and the requirements for the encroachment permit are issued at the sole discretion of the Permits Office, and nothing in this letter shall be implied as limiting those future conditioned and requirements. For more information regarding the encroachment permit process, please visit our Encroachment Permit Website at: http://www.dot.ca.gov/trafficops/ep/index.html.

We look forward to continued coordination with the City on this project. If you have any questions, or need further clarification on items discussed above, please contact me at (805) 549-3432 or Jenna.Schudson@dot.ca.gov .

Sincerely,

Jenna Schudson
Development Review Coordinator
District 5, LD-IGR South Branch

Enclosure

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Schudson, Jenna@DOT

From: Schudson, Jenna@DOT
Sent: Friday, October 5, 2018 2:46 PM
To: 'DAthey@prcity.com'
Subject: Olsen-Chandler Specific Plan TIS Scope of Work Comments

Good afternoon David,

Thank you for the opportunity to review and comment on the Olsen-Chandler Specific Plan TIS Scope of Work. This is a review of the scope of work only and not an approval of any traffic analysis that has been included with the scope of work. Caltrans retains the right to provide additional comments at a later date including during the public review comment period.

General Comments:

Task 3 is proposed as the Project Trip Generation and Distribution. This task includes the Memorandum of Assumptions, as well as the Trip Generation and Distribution. This should be Task #1. It is difficult to determine which intersections need to be studied without knowing the type of land uses and development proposed, where the proposed trips will be going on the roadway network and what intersections will be impacted.

This scope represents a portion of what has been previously presented as a larger development, where the Chandler portion reached north to Union Road. This project should evaluate all the same intersections as the larger project will be required to study to allow for trip redistribution evaluation and impacts when the rest of the larger area is developed.

The Beechwood and Olsen-Chandler projects should study the same locations with the same requirements. Please update Beechwood as necessary to match all study requirements.

Given the projects location, all new trips should be considered Primary Trips to and from the State Right-Of-Way. For the local internal network, the methodology for Pass-by and Diverted-Link trips needs to be developed and reviewed. The ITE Trip Generation Handbook 3rd Edition documentation (Calculations, site map with driveway locations, the +/- trip distribution map, etc.) should be required.

It is anticipated that the Beechwood and Olsen-Chandler Traffic Impact Studies will be coordinated.

Scope of work Specific Comments: (The following comments are based off the task numbering as proposed in the draft Scope of Work)

Task 1- Data Collection

Please, include a map with all the study area intersections marked.

The intersections should be counted for 24 hours. The traffic counts provided by the Beechwood Traffic Impact Memorandum showed intersections in this area have A.M. and P.M. peak hours that do not fall between the typical A.M. and P.M. commuter peak hours. Clarify the hours of data collection.

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The following intersections need to be added:

- SR 46 E/Buna Vista Drive
- SR 46 E/Airport Road
- SR 46 E/Mill Road

The US 101 Segments need to be studied using ADT volumes to match the data collect on the local roads and roadway segments.

The following US 101 segments need to be added:

- US 101 NB at SR 46 W (on and off ramps)
- US 101 SB at SR 46 W (on and off ramps)
- US 101 SB at Riverside Avenue/Pine Street (Off Ramp)

The correct data collected for analysis needs to include:

- Queuing on ramps
- Impacts to ramp metering

Task 2 – Existing Model Review and Calibration

What software is the model in? Does it include the Caltrans intersections and segments? Include in the scope that Caltrans will be able to review the preliminary model.

Task 3 – Project Trip Generation and Distribution

Is there a current site plan and project description? If so, provide to determine if any additional scoping is required.

The ITE Trip Generation Manual User's Guide should provide the guidance for trip generation, using the fitted curve or weighted average. Additionally, the Peak Hour Generator should be used for trip generation, not the adjacent street traffic generator.

Task 4 – Existing and Existing Plus Project Conditions

Update scope to include that the highway segments will be evaluated using the Caltrans requirements.

Task 5 – Near Term and Near Term Plus Project Conditions

Include the pending and proposed project list, and the planned roadway network changes with the Memorandum of Assumptions.

Task 6 – Cumulative and Cumulative Plus Project Conditions

Clarify if the planned roadway network changes will be different from the Near Term roadway network changes.

Clarify the last sentence, "Despite the General Plan buildout assumptions, the Cumulative no project scenario will not include any dwelling units on the project site."

Task 7 – Deficiency and Mitigation Analysis

Any changes to intersection control within Caltrans Right-of-Way will require an Intersection Control Evaluation per Caltrans requirement. It is suggested that multiple warrants are evaluated before proposing a signal as a mitigation.

Task 8 – Site Access and On-Site Circulation

Clarify if the circulation of the Chandler portion has been master planned. Previous studies, the entire parcel had access to Union Road. That future access will need to be addressed and documented.

Task 9 – Documentation

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The model and synchro should be provided for review at the draft stage.

Thank you, and we look forward to continued coordination on this project.

Jenna Schudson
Associate Transportation Planner
Caltrans, District 5
805-549-3432

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PASO ROBLES
JOINT UNIFIED SCHOOL DISTRICT
THE DISTRICT OF EXCELLENCE

INTERIM SUPERINTENDENT: JULIAN CROCKER
800 NIBLICK ROAD
PASO ROBLES, CA 93446
Tel: (805) 769-1000 Fax: (805) 237-3339
WWW.PASOSCHOOLS.ORG

February 26, 2019

Mr. Darren Nash
City Planner
City of Paso Robles
1000 Spring Street
Paso Robles, CA 93446

RE: Notice of Preparation of Draft Environmental Impact Report – Olsen-South Chandler Ranch Specific Plan

Dear Mr. Nash,

The Paso Robles Joint Unified School District ("School District") is in receipt of the Notice of Preparation ("NOP") for the Draft Program Environmental Impact Report ("Draft EIR") associated with the Olsen-South Chandler Ranch Specific Plan ("Project"). Based on our review of the initial information contained in the NOP, the School District—as the agency that would provide kindergarten through 12th grade education to the Project—has identified concerns with the Project that if not properly mitigated would result in significant negative impacts to the environment.

Potential Student Enrollment Impacts

The School District understands the Plan includes up to 1,233 residential units and up to 9,800 square feet of commercial development. To understand the potential student enrollment impacts from the Plan, the School District utilized student generation factors ("SGFs") contained in its "Residential Development School Fee Justification Study" ("Residential Study") dated May 9, 2006, which are summarized below.

Student Generation Factors

School Level	Single Family Detached Units	Multi-family Attached Units
Elementary School	0.2179	0.2684
Middle School	0.1095	0.1108
High School	0.1615	0.1234
Total	**0.4889**	**0.5026**

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INTERIM SUPERINTENDENT: JULIAN CROCKER
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Assuming the 1,065 residential units identified as "Low-Density Residential" and "Medium-Density Residential" are single family detached units and the 168 units identified as "High-Density Residential" are multifamily attached units, multiplying the SGFs by the residential units would result in the creation of 606 additional students as summarized below by school level.

School Level	Projected Student Enrollment
Elementary School	277
Middle School	136
High School	193
Total	**606**

The School District does not have sufficient capacity to accommodate this student enrollment in its existing facilities and would be required to build additional school facilities and/or expand existing school facilities to accommodate such enrollment growth.

School Fee Mitigation

While the School District understands that the developers of the Plan will be required to pay school impact fees at the time of building permit issuance, such fees are inadequate to construct the necessary facilities. As identified in the Residential Study, each residential unit has a cost impact to the School District of $19,913 in order to fund the construction of necessary facilities. The School District, however, is limited to collecting fees in the current amount of $2.63 per square foot. Please note, as this is not the current State maximum fee, the School District may in the future elect to increase its fees to an amount it can justify up to the current maximum established by the State Allocation Board.

Assuming a weighted average unit size of 2,000 square feet, which translates into a fee per unit of $5,260. Each unit, therefore, is producing an unmitigated impact of $14,653 on the School District in order to provide adequate school facilities. Across the Plan's 1,233 residential units, that translates into an unmitigated impact of $18,067,149.

Without sufficient funding, the School District will be unable to construct adequate facilities to accommodate student enrollment growth from the Plan. Instead, the School District would be limited to expanding the existing facilities that serve the area included in the Plan.

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Community Development Dept.

PASO ROBLES
JOINT UNIFIED SCHOOL DISTRICT
THE DISTRICT OF EXCELLENCE

INTERIM SUPERINTENDENT: JULIAN CROCKER
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Negative Impacts

Aside from the negative impacts of inadequate school capacity, if the Plan is not properly mitigated to fund the construction of adequate school facilities, there would be significant negative impacts to traffic, pollution and noise resulting from the Plan.

The addition of 476 students would create a substantial number of car trips in the area around the Plan as students are transported to and from school and at the impacted schools, the impacts to traffic would negatively impact the existing communities.

Recommended Mitigation

The School District notes the presence of a planned school site within the Plan and it wishes to continue those discussions with the City to ensure that the site is included within the Plan to better mitigate the impact. In addition, the School District would welcome discussions with the developer of the Plan to identify any additional mitigation that could be made to ensure adequate funds for the School District to construct the necessary facilities to accommodate growth from this Plan.

We welcome the opportunity to discuss our thoughts and work together to reach a solution that will provide quality school facilities for the families residing within the Plan. I can be reached at 805.769.1000 or via email at bpawlowski@pasoschools.org.

Sincerely,

Brad Pawlowski
Chief Business Officer

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